WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/06 07:59 2 pgs
Fees:13.00 Taxes:1905.50

20060801-0092862

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2006

Notary Public

My Commission Expires: 9/30/2009 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARRY R. WILLIAMS

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
JILL M. CHABOT, UNMARRIED **KELLY A. STAIE, UNMARRIED**	**FRANKLIN AMERICAN MORTGAGE COMPANY**	130-05
(NAME) 109 West Tyne Drive	(NAME) 501 Corporate Center Drive, Ste. 400	38.00
(ADDRESS) Nashville, TN 37205	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JEFFERY L. WOLFGANG AND WIFE, MARIA L. WOLFGANG**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JILL M. CHABOT, UNMARRIED KELLY A. STAIE, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot No. 23, and the westerly 2 feet of Lot. No. 22 of Block H on the 2nd Revised Plan of HIGHLANDS OF BELLE MEADE, No. 2, of record in Book 1130, Pages 71 and 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID lot and said part of said lot adjoin and front 106 feet on the southerly side of West Tyne Drive and runs back between parallel lines 210 feet to a dead line.

BEING the same property conveyed to JEFFERY L. WOLFGANG AND WIFE MARIA L. WOLFGANG by Deed from MARTHA T. TYGARD, UNMARRIED, dated February 15, 2002, of record in, Instrument No. 20020220-0021416, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 1303, Page 693, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 109 West Tyne Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS WHEREOF, our hands, this 31st day of July, 2006.

JEFFERY L. WOLFGANG

MARIA L. WOLFGANG

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JEFFERY L. WOLFGANG AND WIFE, MARIA L. WOLFGANG**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2006.

My Commission Expires: 03/31/07

Notary Public